



**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 17, 2001**

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

PRESENT: COUNCILMEN LAWRENCE WEEKLY and REESE

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, DEPUTY CITY ATTORNEY TOM GREEN, REAL ESTATE AND ASSET MANAGEMENT MANAGER DAVID ROARK, and DEPUTY CITY CLERK ANGELA CROLLI

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Downtown Transportation Center, City Clerk's Board

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:00)

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**AGENDA SUMMARY PAGE**

**REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 17, 2001**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☐

**CONSENT**

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**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and Reese

Discussion and possible action regarding a First Amendment to the Lease Agreement between the City of Las Vegas (City) and the Neon Museum for Parcel Numbers 139-27-812-040 and -043, located in the vicinity of McWilliams Avenue and Las Vegas Boulevard North - Ward 5 (Weekly)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:** Public Works/Real Estate

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

This amendment revises the current Leases between the City & the Neon Museum for the above referenced parcels. The amendment will extend the term to 50 years for each parcel. Currently, the Museum has a temporary Lease on the -040 parcel (0.66 acres) & a 25-year Lease on the -043 parcel (1.12 acres). The Museum intends to build an outdoor museum (Neon Museum Boneyard & Visitors Center) & will feature a historic collection of vintage neon signs. YESCO has commenced moving signs to the -040 parcel to serve as the temporary boneyard. Friedmutter Design has provided pro bono architectural design services.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

First Amendment to the Lease Agreement

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN REESE** recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. **COUNCILMAN WEEKLY** concurred.

**MINUTES:**

**COUNCILMAN WEEKLY** declared the Public Hearing open.

**REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 17, 2001**

**Item No.1 – Discussion and possible action regarding a First Amendment to the Lease Agreement between the City of Las Vegas (City) and the Neon Museum**

**MINUTES – Continued:**

DAVID ROARK, Manager of the Real Estate and Asset Management Division, stated that presently the Neon Museum has both a long-term and a temporary lease with the City of Las Vegas. This amendment will create one lease agreement and eliminate the temporary lease. He recommended approval.

BARBARA MOLASKY, President, Neon Museum, expressed her appreciation for what the City has done for the Neon Museum, allowing it to continue to grow. The extension of the lease agreement will give the museum a solid base upon which to continue fundraising efforts. In fact, two fundraisers are scheduled. One is in conjunction with the unveiling of the Heart of Las Vegas that MAYOR GOODMAN has been working on. In addition, there will be smaller fundraisers planned through the private sector. The long-term lease will also help the Neon Museum in looking for grants. MS. MOLASKY added that many film and documentary companies, such as the Discovery Channel, are interested in filming in the bone yard and have approached the Neon Museum. This will help the Neon Museum, as well as Downtown, by providing another source of revenue for the museum.

AL GALLEG0, Citizen of Las Vegas, stated that he will be moving into another house , which is located into the Neon Museum neighborhood. He presented photographs of the unsightly signs for the LA Clothing store and asked that they be removed. There are other properties that should either be torn down or cleaned. MR. GALLEG0 also mentioned that a truck without a motor or license plates is sitting in the yard. RICHARD HOOKER, Staff Liaison for the Neon Museum, indicated that Neighborhood Services and the City Marshals would remove the truck in light of Las Vegas Boulevard being nominated as a Scenic Highway. In fact, the State Committee will be touring the bone yard.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:00 – 3:06)

**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 17, 2001**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and Reese

Discussion and possible action regarding a Right-of-Way Grant to Sprint Telephone for telephone lines to service the cellular site located at Lorenzi Park, 3333 West Washington Avenue - Ward 5 (Weekly)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

In July 2001 the City Council approved a lease contract with Verizon to construct a cell tower at Lorenzi Park. In August 2001 the City Council approved the Site Development Plan for the cell site. The Right-of-Way Grant will provide the appropriate service to the cell tower to make it operational.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Right of Way Grant
2. Site Map

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN REESE** recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. **COUNCILMAN WEEKLY** concurred.

**MINUTES:**

**COUNCILMAN WEEKLY** declared the Public Hearing open.

DAVID ROARK, Manager of the Real Estate and Asset Management Division, explained that the City Council approved a lease agreement with Verizon to install a cell tower located at Lorenzi Park in July 2001. The City Council then approved a Site Development Plan for the cell tower in August 2001. The Right-of-Way Grant will provide telephone lines to the cellular site presently being built at that location. He recommended approval..

REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 17, 2001

Item No.2 – Discussion and possible action regarding a Right-of-Way Grant to Sprint Telephone for telephone lines to service the cellular site located at Lorenzi Park

**MINUTES – Continued:**

No one appeared in opposition

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:06 – 3:07)

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**AGENDA SUMMARY PAGE**

**REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 17, 2001**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and Reese

Discussion and possible action regarding a Temporary Easement between the City of Las Vegas (City) and the Las Vegas Valley Water District (LVVWD) for the construction of water lines to service the City's Fitzgerald Tot Lot Park, located at H Street and Jackson Avenue, identified as Parcel Number 139-27-110-145 - Ward 5 (Weekly)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:** Public Works/Real Estate

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**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

In order to have water service to the park, the City is required to grant a Temporary Easement to LVVWD for rights-of-way to construct new water lines to replace the previous 40 year old lines that are in disrepair and could be a potential for a health risk to the public. There is no cost to the City for the line replacement.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Temporary Easement
2. Site Map

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN REESE recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager of the Real Estate and Asset Management Division, indicated that the City will grant this temporary easement to the Las Vegas Valley Water District (LVVWD) for the improvement of existing outdated water lines that are 40 to 50 years old.

REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 17, 2001

Item No.3 – Discussion and possible action regarding a Temporary Easement between the City of Las Vegas (City) and the Las Vegas Valley Water Districts (LVVWD) for the construction of water lines to service the City's Fitzgerald Tot Lot Park, located at H Street and Jackson Avenue.

**MINUTES – Continued:**

COUNCILMAN REESE requested that staff make sure that the LVVWD will restore the property to its original state. MR. ROARK stated that the company supervising this project for the LVVWD has requested a contact person within the City that would oversee the restoration of the property. In fact, within the easement includes a clause that the property be restored to its original state by LVVWD.

No one appeared in opposition

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:07 – 3:10)

**1-208**

**AGENDA SUMMARY PAGE**

**REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 17, 2001**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and Reese

Discussion and possible action regarding a Temporary Easement between the City of Las Vegas (City) and the Las Vegas Valley Water District (LVVWD) for the construction of water lines to service City property, known as Variety Day Care, located at 990 D Street, identified as Parcel Number 139-27-211-060 - Ward 5 (Weekly)

**Fiscal Impact**

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**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:** Public Works/Real Estate

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

In order to have water service to the park, the City is required to grant a Temporary Easement to LVVWD for rights-of-way to construct new water lines to replace the previous 40 year old lines that are in disrepair and could be a potential for a health risk to the public. There is no cost to the City for the line replacement.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Temporary Easement
2. Site Map

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN REESE recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 17, 2001

Item No.4 – Discussion and possible action regarding a Temporary Easement between the City of Las Vegas (City) and the Las Vegas Valley Water Districts (LVVWD) for the construction of water lines to service City property, known as Variety Day Care, located at 990 D Street.

**MINUTES – Continued:**

DAVID ROARK, Manager of the Real Estate and Asset Management Division, advised that this easement is similar to the prior item for a temporary easement on City-owned property. The City is in the early stages of a major construction project, and it is crucial that this work is done first.

No one appeared in opposition

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:10 – 3:11)

**1-300**

**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 17, 2001**

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

None.

**THE MEETING ADJOURNED AT 3:11 P.M.**

Respectfully submitted:\_\_\_\_\_

ANGELA CROLLI  
September 17, 2001